

009.A

Map

0002

Block

0003.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 631,500 /

USE VALUE: 631,500 /

ASSESSed: 631,500 /

Total Card /

Total Parcel

631,500

631,500

631,500

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

19

WYMAN TERR, ARLINGTON

Unit #:

3

Owner 1: MACLEOD AMY & GLEN A ETAL/ TRS

Owner 2: AMY MACLEOD REVOCABLE TRUST O

Owner 3: 2021

Street 1: 19 WYMAN TERR UNIT 3

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

630,900

600

631,500

Total Card

0.000

630,900

600

631,500

Total Parcel

0.000

630,900

600

631,500

Source: Market Adj Cost

Total Value per SQ unit /Card: 388.62

/Parcel: 388.62

Legal Description

User Acct

210207

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

07/19/18

Parcel ID

009.A-0002-0003.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

630,900

600

.

631,500

Year end

12/23/2021

2021

102

FV

612,400

600

.

613,000

Year End Roll

12/10/2020

2020

102

FV

603,100

600

.

603,700

603,700

Year End Roll

12/18/2019

2019

102

FV

562,900

600

.

563,500

563,500

Year End Roll

1/3/2019

2018

102

FV

497,700

600

.

498,300

498,300

Year End Roll

12/20/2017

2017

102

FV

453,600

600

.

454,200

454,200

Year End Roll

1/3/2017

2016

102

FV

453,600

600

.

454,200

454,200

Year End

1/4/2016

2015

102

FV

419,100

600

.

419,700

419,700

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

TAX DISTRICT

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

MACLEOD AMY,

78388-229

1

8/2/2021

Convenience

1

No

No

SCHAEFER SHELLE

30492-39

1

7/30/1999

195,000

No

No

6396-246

1/1/1901

Family

No

No

N

Pat Acct

PRINT

Date

Time

12/29/21

19:05:28

LAST REV

Date

Time

09/02/21

10:45:37

mmcmakin

832

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 1625 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7457

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

10/2/2000

789

Alterati

4,000

C

CREATE STORAGE ARE

Date

Result

By

Name

7/19/2018

Measured

DGM

D Mann

9/23/1999

Mailer Sent

9/23/1999

Measured

243

PATRIOT

8/2/1999

PM

Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BLUE		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	CONDO CONVERSION 7/99.
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## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1922	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 1	Rating:	Average
WSFlue:	Rating:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:s:	7				BR:s:	3		Baths:	1		HB: 1

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:	4	- Solid Wood	10 %
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	6	- Ceramic Tile	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
Total:		31.0%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.29615378
Const Adj.:	1.02193785
Adj \$ / SQ:	404.000
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	914374
Depreciation:	283456
Depreciated Total:	630918

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	505.00	
Special Features:	0	Val/Su Net:	388.25	
Final Total:	630900	Val/Su SzAd	388.25	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,625	404.000	656,498
<b>Net Sketched Area:</b>		<b>1,625</b>	<b>Total:</b>	<b>656,498</b>
<b>Size Ad</b>	<b>1625 Gross Area</b>		<b>1625 FinArea</b>	<b>162</b>

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
99						
99						
25						

**MOBILE HOME** Make:  Model:  Serial #  Year:  Color:

### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 009.A-0002-0003.0

[illegible]

More: N	Total Yard Items:	600	Total Special Features:		Total:	600
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## IMAGE

**AssessPro** Patriot Properties, Inc

